BILL NO. 46-17 **ORDINANCE NO. 2353**

AN ORDINANCE ACCEPTING THE PLAT OF THE SUBDIVISION KNOWN AS "RESUBDIVISION OF LOT 1 OF NORTH FIELD PLACE" BY THE CITY OF WARRENTON, MISSOURI

WHEREAS, an application has been filed by Daniel Wilmes for approval of the record plat of the Resubdivision of Lot 1 of North Field Place Subdivision located at 505 and 507 Ingram; and

WHEREAS, the Planning and Zoning Commission, at their meeting of June 1, 2017 recommended approval of the record plat of the Resubdivision of Lot 1 of North Field Place Subdivision; and

WHEREAS, on June 20, 2017 the Board of Aldermen of the City of Warrenton accepted the recommendation of the Planning and Zoning Commission to approve the record plat of the Resubdivision of Lot 1 of North Field Place Subdivision.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:

SECTION I. The plat attached hereto and made a part hereof to the land described therein, having been submitted to the Board of Aldermen for approval as a subdivision, is hereby approved and accepted by the City as a subdivision. w/ the applicant paying $3,845 into the sidewalk fund.

SECTION II. The Mayor and City Clerk of the City of Warrenton are hereby directed to execute said Plat.

SECTION III. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION IV. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 20th day of June, 2017.

President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 20th day of June, 2017.

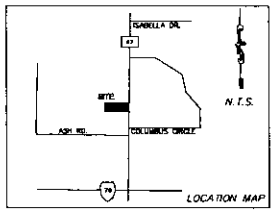
Mayor

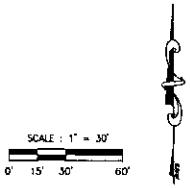
ATTEST:

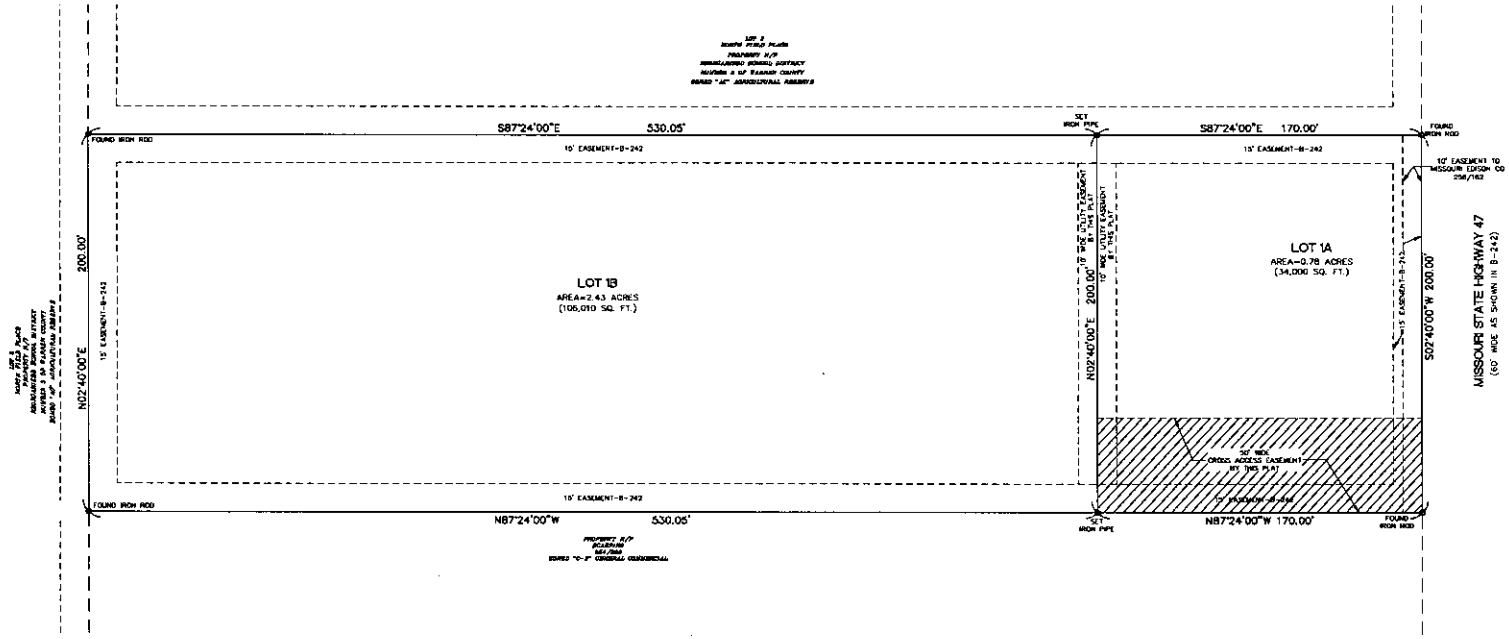
City Clerk

RESUBDIVISION OF LOT 1 OF NORTH FIELD PLACE

A TRACT OF LAND BEING PART OF LOT 1 OF "NORTH FIELD PLACE", AS RECORDED IN PLAT CABINET "B", SLIDE 242 OF THE WARREN COUNTY RECORDS, WITHIN SECTION 9,TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI







OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, BEING THE OWNER OF THE TRACT HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND A SUBDIVIDED IN THE MATTER SHOWN HEREON, WHICH PLAT SHALL BE KNOWN AS: "RESUBDIVISION OF LOT 1 OF NORTH FIELD PLACE".

THE UNDERSIGNED FURTHER DESIGNATES THE 30 FOOT WIDE CROSS ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF LOT 1B AND THEIR SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED FURTHER DESIGNATES ALL EASEMENTS SHOWN HEREON UNLESS STATED FOR ANOTHER PURPOSE ARE HEREBY DEDICATED TO THE CITY OF WARRENTON, MISSOURI AND THEIR SUCCESSORS AND ASSIGNS FOR THE INSTALLATION OF PUBLIC UTILITIES AND SEWERS.

THE UNDERSIGNED FURTHER DESIGNATES THE 15 FOOT WIDE EASEMENT ALONG MISSOURI STATE HIGHWAY 47 IS HEREBY DEDICATED TO THE CITY OF WARRENTON, MISSOURI AND THEIR SUCCESSORS AND ASSIGNS FOR THE INSTALLATION OF PUBLIC UTILITIES, SEWERS AND SIDEWALKS.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF _____ 2017.

INGRAM LEASING, INC., ROBERT INGRAM, PRESIDENT

STATE OF MISSOURI)
) SS
COUNTY OF PIKE)

ON THIS _____ DAY OF _____ 2017, BEFORE ME PERSONALLY APPEARED ROBERT INGRAM, WHO BY ME DULY SWORN DID SAY THAT HE IS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED AS THE OWNER OF LAND SHOWN ON THIS "RESUBDIVISION OF LOT 1 OF NORTH FIELD PLACE".

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES.

_____
NOTARY PUBLIC

GENERAL NOTES:

1. BASIS OF BEARINGS PLAT CABINET "B", SLIDE 242
2. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF INGRAM LEASING, INC. BY DEED RECORDED IN BOOK 963 PAGE 255 OF THE WARREN COUNTY RECORDS.
4. THIS PROPERTY IS CURRENTLY ZONED "C-2" GENERAL COMMERCIAL BY THE CITY OF WARRENTON.
5. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT PROVIDED BY PREFERRED LAND TITLE, LLC, COMMITMENT NO. R1704096, WITH AN EFFECTIVE DATE OF APRIL 04, 2017. THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B- SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENTS.

ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

ITEM 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 4. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 8. SET BACK LINES, ROADWAY EASEMENT, AND UTILITY EASEMENTS ACCORDING TO THE PLAT OF "NORTH FIELD PLACE" A SUBDIVISION RECORDED IN SLIDE B-242 IN THE RECORDER'S OFFICE OF WARREN COUNTY, MISSOURI. LOCATED AS SHOWN.

ITEM 9. EASEMENT GRANTED TO MISSOURI EDISON COMPANY, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS BY DEED RECORDED IN BOOK 256 AT PAGE 162 IN THE RECORDER'S OFFICE OF WARREN COUNTY, MISSOURI. LOCATED AS SHOWN

ITEM 10. EASEMENT GRANTED TO UNION ELECTRIC COMPANY, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS BY DEED RECORDED IN BOOK 363 AT PAGE 140 AND BOOK 382 AT PAGE 12 IN THE RECORDER'S OFFICE OF WARREN COUNTY, MISSOURI. THESE EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.

CITY CERTIFICATE

"THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF WARRENTON, MISSOURI, THIS _____ DAY OF _____ 2017

NELLY BUCK, CITY CLERK

ERIC SCHEUTER, MAYOR

SURVEYOR'S CERTIFICATE

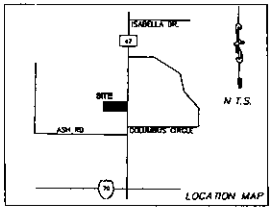
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF APRIL 2017, BY THE ORDER OF INGRAM LEASING, INC., EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A RESUBDIVISION PLAT ON A TRACT OF LAND BEING ALL OF LOT 1, OF "NORTH FIELD PLACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET "B", SLIDE 242 OF THE WARREN COUNTY RECORDS, TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

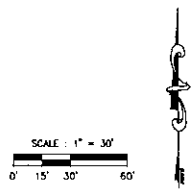
DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2006000411

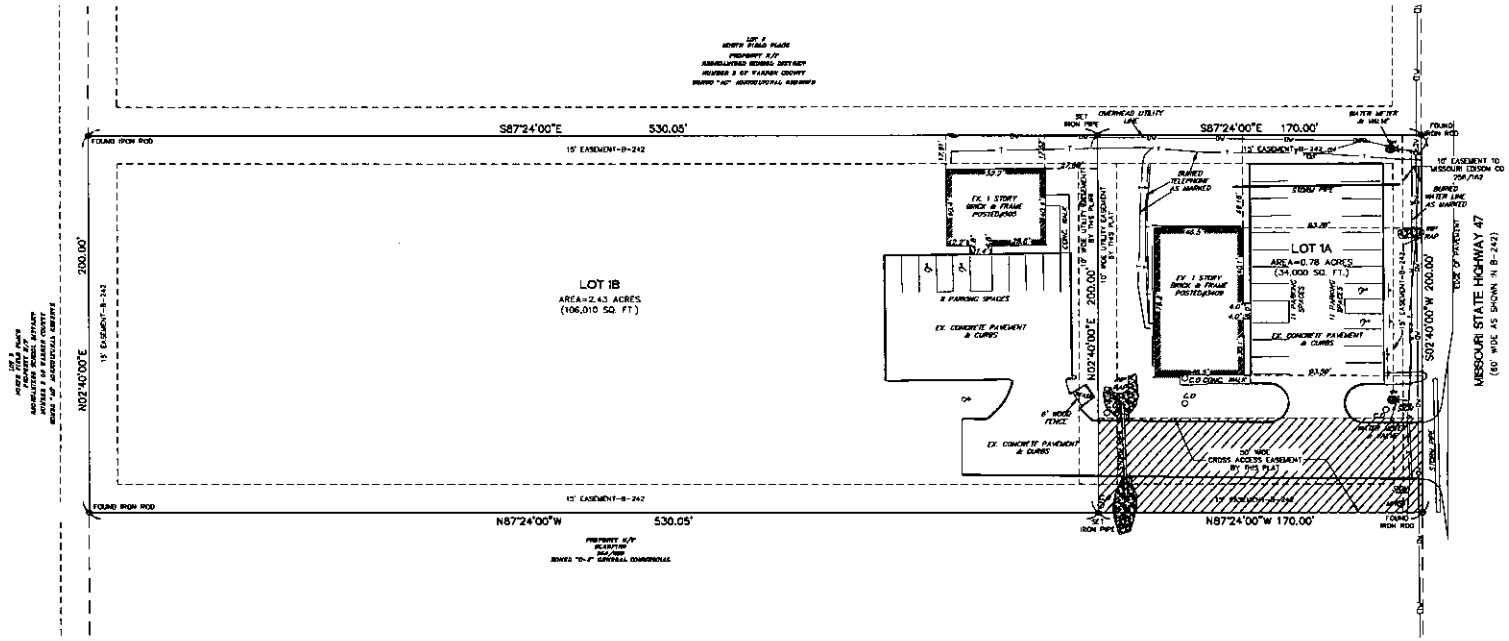
PREPARED FOR: INGRAM LEASING, INC. 6 HICKORY LANE BOWLING GREEN, MO. 63334	DATE: 04/28/17 SCALE: 1"=30' PROJECT NO: 17-4413 FILE NAME: 17-4413.DWG	RESUBDIVISION PLAT
	REV-1. 06/06/17 DRC COMMENTS REV-2. 06/09/17 BY COMMENTS REV-3 REV-4	FRAZIER LAND SURVEYING SERVICES, INC. 116 E. PEARCE BLVD., P.O. BOX 65 WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710
		SHEET 1 OF 1

RESUBDIVISION OF LOT 1 OF NORTH FIELD PLACE

A TRACT OF LAND BEING PART OF LOT 1 OF "NORTH FIELD PLACE", AS RECORDED IN PLAT CABINET "B", SLIDE 242 OF THE WARREN COUNTY RECORDS, WITHIN SECTION 9,TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI







OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, BEING THE OWNER OF THE TRACT HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND A SUBDIVIDED IN THE MATTER SHOWN HEREON, WHICH PLAT SHALL BE KNOWN AS: "RESUBDIVISION OF LOT 1 OF NORTH FIELD PLACE".

THE UNDERSIGNED FURTHER DESIGNATES THE 50 FOOT WIDE CROSS ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF LOT 1B AND THEIR SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED FURTHER DESIGNATES ALL EASEMENTS SHOWN HEREON UNLESS STATED FOR ANOTHER PURPOSE ARE HEREBY DEDICATED TO THE CITY OF WARRENTON, MISSOURI AND THEIR SUCCESSORS AND ASSIGNS FOR THE INSTALLATION OF PUBLIC UTILITIES AND SEWERS.

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IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF_____ 2017.

INGRAM LEASING, INC. ROBERT INGRAM, PRESIDENT

STATE OF MISSOURI)
) SS
COUNTY OF PIKE)

ON THIS _____ DAY OF _____, 2017, BEFORE ME PERSONALLY APPEARED ROBERT INGRAM WHO BY ME DULY SWORN DID SAY THAT HE IS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FACT ACT AND DEED AS THE OWNER OF LAND SHOWN ON THIS "RESUBDIVISION OF LOT 1 OF NORTH FIELD PLACE".

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES

_____
NOTARY PUBLIC

GENERAL NOTES:

1. BASIS OF BEARINGS PLAT CABINET "B", SLIDE 242.
2. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF INGRAM LEASING, INC. BY DEED RECORDED IN BOOK 663 PAGE 265 OF THE WARREN COUNTY RECORDS.
4. THIS PROPERTY IS CURRENTLY ZONED "C-2" GENERAL COMMERCIAL BY THE CITY OF WARRENTON.
5. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT PROVIDED BY PREFERRED LAND TITLE, LLC, COMMITMENT NO. 8170400A, WITH AN EFFECTIVE DATE OF APRIL 04, 2017. THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B- SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENTS.

ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

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ITEM 9. EASEMENT GRANTED TO MISSOURI EDISON COMPANY, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS BY DEED RECORDED IN BOOK 266 AT PAGE 182 IN THE RECORDER'S OFFICE OF WARREN COUNTY, MISSOURI. LOCATED AS SHOWN .

ITEM 10. EASEMENT GRANTED TO UNION ELECTRIC COMPANY, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS BY DEED RECORDED IN BOOK 303 AT PAGE 440 AND BOOK 302 AT PAGE 12 IN THE RECORDER'S OFFICE OF WARREN COUNTY, MISSOURI. THESE EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.

CITY CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF WARRENTON, MISSOURI, THIS _____ DAY OF _____, 2017

RECORDER RUSSE, CITY CLERK

ERIC SCHLUTER, MAYOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF APRIL, 2017, BY THE ORDER OF INGRAM LEASING, INC., EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED A RESUBDIVISION PLAT ON A TRACT OF LAND BEING ALL OF LOT 1, OF "NORTH FIELD PLACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET "B", SLIDE 242 OF THE WARREN COUNTY RECORDES, TOWNSHIP 47 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

_____
DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2003000391

PREPARED FOR: INGRAM LEASING, INC. 6 HICKORY LANE BOWLING GREEN, MO 63334	DATE: 04/28/17 SCALE: 1"=30' PROJECT NO: 17-6413 FILE NAME: 17-6413.DWG	RESUBDIVISION PLAT
	REV-1: 05/05/17 CITY COMMENTS REV-2: 05/17/17 CITY COMMENTS REV-3: REV-4:	FRAZIER LAND SURVEYING SERVICES, INC. 115 E. PEARCE BLVD., P.O. BOX 65 WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710
		1 OF 1